028.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,900 / 967,900
					USE VALUE:	967,900 / 967,900
					ASSESSED:	967,900 / 967,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKIE SUZANNE
Owner 2:	
Owner 3:	
Street 1:	31 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOCCO DIANA -
Owner 2:	-
Street 1:	97 AUDUBON ROAD
Twn/City:	MILTON
St/Prov:	MA Cntry:
Postal:	02186

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2984 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	508,500	4,600	454,800	967,900
Total Card	0.114	508,500	4,600	454,800	967,900
Total Parcel	0.114	508,500	4,600	454,800	967,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.42 | /Parcel: 324.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19205

GIS Ref

GIS Ref

Insp Date 10/31/18

!2328!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	508,700	4600	4,950.	454,800	968,100	968,100	Year End Roll	12/18/2019
2019	104	FV	389,000	4600	4,950.	483,200	876,800	876,800	Year End Roll	1/3/2019
2018	104	FV	389,000	4600	4,950.	352,500	746,100	746,100	Year End Roll	12/20/2017
2017	104	FV	364,800	4600	4,950.	307,000	676,400	676,400	Year End Roll	1/3/2017
2016	104	FV	364,800	4600	4,950.	261,500	630,900	630,900	Year End	1/4/2016
2015	104	FV	325,000	4600	4,950.	255,800	585,400	585,400	Year End Roll	12/11/2014
2014	104	FV	325,000	4600	4,950.	210,300	539,900	539,900	Year End Roll	12/16/2013
2013	104	FV	338,200	4600	4,950.	200,100	542,900	542,900		12/13/2012

PRINT

Date	Time
12/10/20	17:46:03

LAST REV

Date	Time
04/02/19	14:16:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOCCO DIANA	39430-159		6/4/2003		555,000	No	No		
	7270-529		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	19205
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2015	1027	Redo Kit	6,500		7/29/2015			Kitchen remodel.
4/10/2015	315	Manual	1,500					New deck and reail
2/1/2006	71	Re-Roof	9,000					
11/2/2004	1051	Manual	8,200					repair 2 porches

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/16/2000	Mailer Sent		
8/11/1993		KT	
2/16/1920	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00193560
Const Adj.:	0.98500049
Adj $ / SQ:	167.774
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690887
Depreciation:	182394
Depreciated Total:	508493

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	8	4	
Totals			
2	14	7	

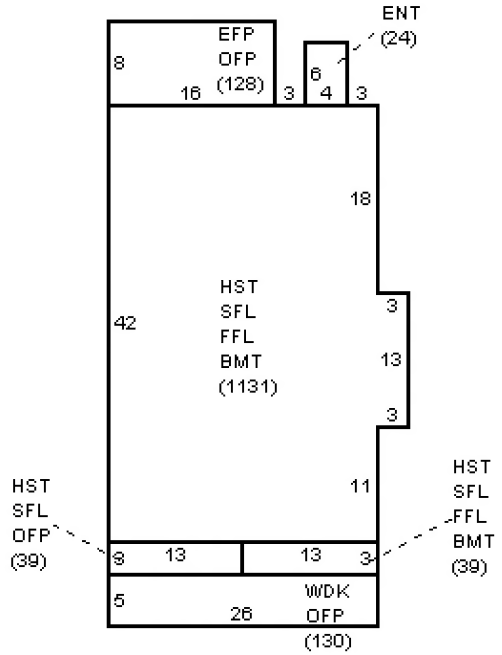
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.77
Special Features:	0	Val/Su Net:	107.44
Final Total:	508500	Val/Su SzAd	170.44

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,209	167.770	202,839
BMT	Basement	1,170	50.330	58,889
FFL	First Floor	1,170	167.770	196,296
HST	Half Story	605	167.770	101,420
OFP	Open Porch	297	21.720	6,452
WDK	Deck	130	13.490	1,753
EFP	Enclos Porch	128	47.770	6,114
ENT	ENTRY	24	26.000	624
	Net Sketched Area:	4,733	Total:	574,387

Size Ad	2983.5	Gross Are	5337	FinArea	2984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600